

061.A

0008

0010.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

267,300 / 267,300

USE VALUE:

267,300 / 267,300

ASSESSED:

267,300 / 267,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
8		COLONIAL VILLAGE DR, ARLINGTON

**OWNERSHIP**

Unit #: H10

Owner 1: JONAS MICHAEL	
Owner 2:	
Owner 3:	

Street 1: 8 COLONIAL VILLAGE DR #10

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: RIVERA VEVE IRMA E -

Owner 2: -

Street 1: 131 COLIDGE AVE

Twn/City: WATERTOWN

St/Prov: MA Cntry

Postal: 02472

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 659 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6021																

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description			User Acct
102							0.000	267,300			267,300				127829
															GIS Ref
															GIS Ref
															Insp Date
															10/25/17

**Patriot Properties Inc.**

!5416!

**USER DEFINED**

Prior Id # 1:	127829
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	02:09:35
Print	
Last Rev	
Date	Time
10/25/17	10:54:33
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	267,300	0	.	.	267,300		Year end	12/23/2021
2021	102	FV	263,500	0	.	.	263,500		Year End Roll	12/10/2020
2020	102	FV	256,000	0	.	.	256,000	256,000	Year End Roll	12/18/2019
2019	102	FV	233,400	0	.	.	233,400	233,400	Year End Roll	1/3/2019
2018	102	FV	192,800	0	.	.	192,800	192,800	Year End Roll	12/20/2017
2017	102	FV	179,200	0	.	.	179,200	179,200	Year End Roll	1/3/2017
2016	102	FV	175,700	0	.	.	175,700	175,700	Year End	1/4/2016
2015	102	FV	154,400	0	.	.	154,400	154,400	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIVERA VEVE IRM		60735-523		12/14/2012		157,000	No	No		
		13787-722		9/13/1979		26,000	No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2013	35	Manual	2,000	C				
2/16/2006	106	New Wind	3,000					

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/25/2017	Measured	DGM	D Mann
5/16/2013	Info Fm Prmt	EMK	Ellen K
3/14/2013	MLS	EMK	Ellen K
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 8.										
Sty Ht: 1	- 1 Story			A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 0	Rating: Average													
Prime Wall: 7 - Brick				A HBth:	Rating:													
Sec Wall: %				OthrFix:	Rating:													
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average													
Color: BRICK				A Kits:	Rating:													
View / Desir: 3RD - 3RD FLOOR				Frl: 0	Rating: Average													
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:													
Grade: C - Average				<b>CONDOS INFORMATION</b>														
Year Blt: 1962	Eff Yr Blt:			Location: R	- Rear													
Alt LUC:	Alt %:			Total Units:	Floor: 3 - 3rd Floor													
Jurisdict:	Fact: .			% Own:	0.657700002													
Const Mod:				Name:	9 - 6021													
Lump Sum Adj:				<b>DEPRECIATION</b>														
<b>INTERIOR INFORMATION</b>				Phys Cond: AV	- Average			30. %										
Avg Ht/FL: STD				Functional:				%										
Prim Int Wal 2 - Plaster				Economic:				%										
Sec Int Wall: %				Special:				%										
Partition: T - Typical				Override:				%										
Prim Floors: 4 - Carpet				Total:	30.6 %													
Sec Floors: %				<b>CALC SUMMARY</b>														
Bsmnt Flr:				Basic \$ / SQ:	325.00													
Subfloor:				Size Adj.:	1,41047049													
Bsmnt Gar:				Const Adj.:	1.16654992													
Electric: 3 - Typical				Adj \$ / SQ:	534.750													
Insulation: 2 - Typical				Other Features:	32731													
Int vs Ext: S				Grade Factor:	1.00													
Heat Fuel: 1 - Oil				NBHD Inf:	1.00000000													
Heat Type: 3 - Forced H/W				NBHD Mod:														
# Heat Sys: 1				LUC Factor:	1.00													
% Heated: 100	% AC: 100			Adj Total:	385131													
Solar HW: NO	Central Vac: NO			Depreciation:	117850													
% Com Wal	% Sprinkled			Deprecated Total:	267281													
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:	Color:	
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 061.A-0008-0010.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:				Total Special Features:						Total:							